

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

May 22, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE CHAIRMAN

CRAIG GALATI

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the *April 24, 2003* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE

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RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-1990 - ALTA BUSINESS PARK (A COMMERCIAL SUBDIVISION) - ALTA MLK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 16.78 acres adjacent to the west side of Martin L. King Boulevard, approximately 140 feet north of Alta Drive (APN: 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
2. TMP-2127 - ARROYO CANYON - KIMBALL HILL HOMES - Request for a Tentative Map FOR A 39-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.2 acres adjacent to the southwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-701-005 and portion of 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).
3. TMP-2169 - AHERN RENTALS (A COMMERCIAL SUBDIVISION) - AHERN RENTALS - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 8.17 acres at 1785 West Bonanza Road (APN: 139-28-401-004, 010 through 020), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial); R-E (Residence Estates), C-2 (General Commercial) and C-M (Commercial Industrial) Zones under Resolution of Intent to C-M (Commercial Industrial), Ward 5 (Weekly).
4. TMP-2219 - IRON MOUNTAIN RANCH VILLAGE 12A - K.B. HOME - Request for a Tentative Map FOR A 35-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 19.95 acres adjacent to the east side of Bradley Road between Brent Lane and Horse Drive (APN: 125-12-601-001, 003, 004, 005, 006, 007, and 125-12-602-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
5. TMP-2226 - LONE MOUNTAIN TERRACES II - RICHMOND AMERICAN HOMES - Request for a Tentative Map FOR AN 84-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.58 acres adjacent to the southeast corner of Alexander Road and Shadow Peak Street (a portion of APN: 137-12-501-003, 137-12-501-004 and 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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6. TMP-2236 - CALAVERA - RICHMOND AMERICAN HOMES - Request for a Tentative Map FOR A 166-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.8 acres adjacent to the southeast corner of Desert Sunrise Road and Paseo Flower Court (APN: 137-34-810-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
7. EOT-2197 - BERNHARD AND SHERRY HARRIS ON BEHALF OF GREEN, HERRINGTON, AND HOWELL, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Rezoning [Z-0023-99(2)] of 0.99 acres FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), PROPOSED USE: PROFESSIONAL OFFICE BUILDING, Ward 5 (Weekly).
8. EOT-2152 - CENTENNIAL 95, LIMITED PARTNERSHIP, ET AL ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Site Development Plan Review [Z-0076-98(20)] WHICH ALLOWED A PROPOSED 138,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 14.16 acres adjacent to the northwest corner of the intersection of Tenaya Way and Azure Drive, and FOR A PROPOSED 110,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 16.66 acres adjacent to the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/US 95 (APN: 125-27-101-025, 027; 125-27-202-009 and 010), T-C (Town Center) Zone, Ward 6 (Mack).
9. EOT-2153 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0006-01) WHICH ALLOWED GAMING (RESTRICTED) IN CONJUNCTION WITH A PROPOSED GROCERY STORE approximately 200 feet west of Tenaya Way and 320 feet north of Azure Drive (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).
10. EOT-2154 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0007-01) WHICH ALLOWED A SUPPER CLUB approximately 600 feet west of Tenaya Way and 340 feet north of Azure Drive (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

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11. EOT-2155 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0008-01) WHICH ALLOWED A RESTAURANT WITH DRIVE-UP adjacent to the north side of Azure Drive, approximately 1,050 feet west of Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).
12. EOT-2156 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0009-01) WHICH ALLOWED A SUPPER CLUB adjacent to the north side of Azure Drive, approximately 800 feet west of Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).
13. EOT-2157 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0010-01) WHICH ALLOWED A SUPPER CLUB adjacent to the north side of Azure Drive, approximately 650 feet west of Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).
14. EOT-2158 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0012-01) WHICH ALLOWED A SUPPER CLUB adjacent to the south side of Azure Drive, approximately 1,120 feet east of Rancho Drive/US 95 (APN: 125-27-202-010), T-C (Town Center) Zone, Ward 6 (Mack).
15. EOT-2159 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0013-01) WHICH ALLOWED A SUPPER CLUB adjacent to the south side of Azure Drive, approximately 1,500 feet west of Tenaya Way (APN: 125-27-202-010), T-C (Town Center) Zone, Ward 6 (Mack).
16. EOT-2162 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0019-01) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED GROCERY STORE approximately 200 feet west of Tenaya Way and 320 feet north of Azure Drive (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

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17. EOT-2163 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0020-01) WHICH ALLOWED A SUPPER CLUB approximately 800 feet west of Tenaya Way and 340 feet north of Azure Drive (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).
18. EOT-2164 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0022-01) WHICH ALLOWED A RESTAURANT SERVICE BAR adjacent to the northwest corner of the intersection of Tenaya Way and Azure Drive (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).
19. EOT-2160 - AZURE SOUTH, INC. ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0015-01) WHICH ALLOWED GAMING (RESTRICTED) IN CONJUNCTION WITH A PROPOSED DRUG STORE adjacent to the south side of Azure Drive, approximately 350 feet west of Tenaya Way (APN: 125-27-202-009), T-C (Town Center), Ward 6 (Mack).
20. EOT-2161 - AZURE SOUTH, INC. ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0016-01) WHICH ALLOWED A SUPPER CLUB adjacent to the southwest corner of the intersection of Tenaya Way and Azure Drive (APN: 125-27-202-009), T-C (Town Center) Zone, Ward 6 (Mack).
21. EOT-2165 - AZURE SOUTH, INC. ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0023-01) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED DRUG STORE adjacent to the south side of Azure Drive, approximately 350 feet west of Tenaya Way (APN: 125-27-202-009), T-C (Town Center) Zone, Ward 6 (Mack).
22. ANX-2172 - REA DANTZIG - Petition to annex property generally located on the north side of Alexander Road, 300 feet east of Grand Canyon Drive (APN: 138-06-802-002 and 004), containing approximately 3.92 acres, Ward 4 (Brown).

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PUBLIC HEARING ITEMS:

23. ABEYANCE - SDR-1856 - JAMES PINJUV, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 33 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND TO ALLOW 3.35 DWELLING UNITS PER ACRE WITHIN A 5.07 ACRE RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 DWELLING UNITS PER ACRE IS PERMITTED on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone [PROPOSED: RPD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
24. ABEYANCE - GPA-1988 - JUDIE COLLINS-WARBURTON, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (Rural Density Residential) TO: O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), PROPOSED USE: PROFESSIONAL OFFICE PARK, Ward 6 (Mack).
25. ABEYANCE - ZON-1987 - JUDIE COLLINS-WARBURTON, ET AL - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) TO: O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), PROPOSED USE: PROFESSIONAL OFFICE PARK, Ward 6 (Mack).
26. ABEYANCE - SDR-1986 - JUDIE COLLINS-WARBURTON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 68,421 SQUARE FOOT OFFICE PARK DEVELOPMENT on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Mack).
27. ABEYANCE - RENOTIFICATION - GPA-2046 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SX-TC (Suburban Mixed Use - Town Center) TO: GC-TC (General Commercial - Town Center) and SC-TC (SERVICE COMMERCIAL - TOWN CENTER) on a portion of 5.18 acres adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN: 125-21-711-002 and 003), Ward 6 (Mack).

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28. SUP-2348 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A TAVERN WITHIN A COMMERCIAL DEVELOPMENT adjacent to the east side of Sky Pointe Drive, approximately 400 feet northwest of Buffalo Drive (APN: 125-21-711-002 and 003), C-2 (General Commercial) under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).
29. ABEYANCE - SDR-1769 - THE ASTORIA CORPORATION - Request for a Site Development Plan Review; a Waiver of the Town Center Development Standards to amend the street section of Farm Road between Fort Apache Road and the Frontage Road; and a Waiver of the Subdivision Ordinance (Title 18.12.100) requirements to allow 31-foot wide private streets where 37-foot or 39-foot wide streets are the minimums required FOR A PROPOSED 493-LOT SINGLE FAMILY DEVELOPMENT on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).
30. ABEYANCE - MSP-2019 - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR CONQUISTADOR PLAZA adjacent to the northwest corner of Cheyenne Avenue, and Metro Academy Way (APN: 138-07-411-002, 003, 005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
31. ZON-2221 - SWANN ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: C-2 (General Commercial) and R-E (Residence Estates) TO: N-S (Neighborhood Service) on 0.80 acres at 5232 Ricky Road (APN: 138-12-710-052), PROPOSED USE: GARDEN SUPPLY BUSINESS, Ward 6 (Mack).
32. SDR-2237 - SWANN ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED GARDEN SUPPLY BUSINESS AND A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 0.80 acres at 5232 Ricky Road (APN: 138-12-710-052), C-2 (General Commercial) and R-E (Residence Estates) Zones [PROPOSED: N-S (Neighborhood Service)], Ward 6 (Mack).
33. ZON-2225 - RICHARD WALL ON BEHALF OF STERLING S. DEVELOPMENT - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 2.5 acres adjacent to the southeast

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corner of Log Cabin Way and Campbell Road (APN: 125-05-302-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

34. **SDR-2228 - RICHARD WALL ON BEHALF OF STERLING S. DEVELOPMENT** - Request for a Site Development Plan Review FOR A PROPOSED 8-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.5 acres adjacent to the southeast corner of Log Cabin Way and Campbell Road (APN: 125-05-302-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
35. **ZON-2233 - PARDEE HOMES NEVADA, ET AL** - Request for a Rezoning FROM: U (Undeveloped) [L-TC (Low Density Residential-Town Center) General Plan Designation] TO: T-C (TOWN CENTER) on 20.31 acres adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
36. **VAR-2234 - PARDEE HOMES NEVADA, ET AL** - Request for a Variance TO ALLOW 0.53ACRES OF OPEN SPACE WHERE 1.37 ACRES IS REQUIRED FOR A PROPOSED 83-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), U (Undeveloped) Zone [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
37. **SUP-2232 - PARDEE HOMES NEVADA, ET AL** - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS WITHIN A PROPOSED 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), U (Undeveloped) Zone [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
38. **SDR-2231 - PARDEE HOMES NEVADA, ET AL** - Request for a Site Development Plan Review FOR AN 83-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.31 acres adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), U (Undeveloped) Zone [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

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39. VAC-2235 - PARDEE HOMES OF NEVADA, ET AL - Petition to vacate U.S. Government Patent Reservations and Rights-of-Way generally located south of Farm Road, West of Fort Apache Road, Ward 6 (Mack).
40. SCD-2239 - THE HOWARD HUGHES CORPORATION ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Summerlin Major Deviation TO ALLOW 10 FOOT FRONT YARD SETBACKS WHERE 18 FEET IS REQUIRED FOR A PROPOSED 166-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Desert Sunrise Road and Paseo Flower Court (APN: 137-34-810-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
41. VAR-2147 - ROBERT E MARSHALL - Request for a Variance TO ALLOW 18 PARKING SPACES WHERE 22 PARKING SPACES ARE REQUIRED IN CONJUNCTION WITH A PROPOSED LAW OFFICE at 625 South 8th Street (APN: 139-34-810-043), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
42. SDR-2146 - ROBERT E MARSHALL - Request for a Site Development Plan Review FOR A PROPOSED 6,468 SQUARE FOOT LAW OFFICE BUILDING AND A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING on 0.31 acres at 625 South 8th Street (APN: 139-34-810-043), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
43. VAR-2218 - LA CRESENTA, LIMITED LIABILITY COMPANY ON BEHALF OF AMERICAN PREMIERE HOMES - Request for a Variance TO ALLOW 0.43 ACRES OF OPEN SPACE WHERE 1.12 ACRES IS REQUIRED on approximately 40 acres adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APN: 125-11-604-009, 010, 125-11-702-001 and 002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
44. VAR-2222 - STRANAHAN 1990 TRUST - Request for a Variance TO ALLOW A 12 FOOT REAR SETBACK WHERE 15 FEET IS THE MINIMUM REAR SETBACK REQUIRED FOR A PROPOSED PATIO COVER CONVERSION at 5148 Future Drive (APN: 125-36-711-064), R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone, Ward 6 (Mack).

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45. VAR-2223 - ROBERT AND COLLEEN ASHLEY FAMILY TRUST - Request for a Variance TO ALLOW A 1.5 FOOT SIDE YARD SETBACK WHERE 5 FEET IS THE MINIMUM SIDE SETBACK REQUIRED FOR A PROPOSED CARPORT at 1529 Vicenza Court (APN: 163-05-614-034), R-1 (Single Family Residential) Zone, Ward 2 (L.B. McDonald).

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46. SDR-2208 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 397,244 SQUARE FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS ARE REQUESTED TO ELIMINATE THE LANDSCAPING WITHIN THE ANN ROAD MEDIAN, TO ALLOW THE HARDSCAPE AREAS WITHIN THE AMENITY ZONE EVERY 600 FEET ALONG CENTENNIAL CENTER BOULEVARD WHERE 105 FEET IS THE MAXIMUM PERMITTED, TO ALLOW PARKING ADJACENT TO THE RIGHT-OF-WAY, TO ALLOW 50% SCREENING OF THE MECHANICAL INSTALLATIONS ALONG CENTENNIAL CENTER BOULEVARD WHERE 100% IS REQUIRED, TO ALLOW LESS THEN 60% OF THE BUILDINGS TO THE BUILD-TO-LINE, AND TO ALLOW DOORWAYS TO BE MORE THEN EVERY 50 FEET ALONG A BUILDING FAÇADE THAT FRONTS A STREET OR PLAZA AREA on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 010), TC (Town Center) Zone, Ward 6 (Mack).
47. SUP-2209 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR OUTDOOR SALES IN CONJUNCTION WITH A COMMERCIAL DEVELOPMENT adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 010), T-C (Town Center) Zone, Ward 6 (Mack).
48. SUP-2211 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH adjacent to the west side of Centennial Center Boulevard, approximately 500 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).
49. SUP-2212 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH adjacent to the east side of Centennial Center Boulevard, approximately 300 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).
50. SUP-2214 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the east side of Centennial Center Boulevard, approximately 880 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

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51. SUP-2215 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the east side of Centennial Center Boulevard, approximately 860 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).
52. SUP-2216 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the west side of Centennial Center Boulevard, approximately 775 feet north of Ann Road (APN: 125-27-401-009), T-C (Town Center) Zone, Ward 6 (Mack).
53. SUP-2217 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the northeast corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).
54. VAC-2204 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate a roadway easement for Buffalo Drive, north of Ann Road, Ward 6 (Mack).
55. VAC-2205 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate portions of Centennial Center Boulevard, north of Ann Road, Ward 6 (Mack).
56. VAC-2206 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate a portion of Desert Breeze Avenue, between Buffalo Drive and Centennial Center Boulevard, Ward 6 (Mack).
57. SUP-2120 - HOWARD HUGHES CANYON POINTE 24, LIMITED LIABILITY COMPANY ON BEHALF OF GMRL INC. - Request for a Special Use Permit for a SUPPERCLUB (THE OLIVE GARDEN ITALIAN RESTAURANT) adjacent to the northwest corner of Charleston Boulevard and Pavilion

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Center Drive (a portion of APN: 137-36-414-003), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

58. SUP-2194 - TERRITORY, INC. ON BEHALF OF MARK RICH - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (MARK RICH'S N.Y. PIZZA AND PASTA) at 7930 West Tropical Parkway (APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).
59. SUP-2199 - FBD, ASSOCIATES ON BEHALF OF RAPID CASH - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND AUTO TITLE LOAN at 831 North Rancho Drive (APN: 139-29-701-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
60. SUP-2203 - ZYGMUNT AMARETTI ON BEHALF OF DENNIS B. HANCOCK, JR. - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR (A-1 BRAKE & CARBURETOR SHOP) at 2101 Fremont Street (APN: 139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese).
61. SDR-2207 - JAMES DEAN LEAVITT - Request for a Site Development Plan Review FOR A COMMERCIAL PARKING LOT AND WAIVERS TO THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR PERIMETER LANDSCAPING, PARKING LOT LANDSCAPING, AND THE HEIGHT AND MATERIAL REQUIRED FOR PARKING LOT SCREEN WALLS adjacent to the east side of Third Street, approximately 115 feet north of Bonneville Avenue (APN: 139-34-311-092), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
62. MSP-2220 - VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR VALLEY HOSPITAL MEDICAL CENTER at 620 Shadow Lane (APN: 139-33-303-024 and 139-33-401-004), PD (Planned Development) Zone, Ward 5 (Weekly).
63. MSP-2240 - LAULE BECKER II - Request for a Master Sign Plan FOR A 15,070 SQUARE FOOT WALGREEN'S DRUG STORE at 451 South Decatur Boulevard (APN: 139-31-221-003), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

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64. VAC-2181 - CONCORDIA HOMES OF NEVADA - Petition to vacate U.S. Government Patent Reservation generally located adjacent to the northwest corner of Cliff Shadows Parkway and Hickam Avenue, Ward 4 (Brown).
65. VAC-2229 - KIMBALL HILL HOMES - Petition to vacate U.S. Government Patent Reservations and Rights-of-Way generally located adjacent to the southwest corner of Tee Pee Lane and Deer Springs Way, Ward 6 (Mack).
66. VAC-2230 - FOCUS LAND FUND 97, LIMITED LIABILITY COMPANY, ET AL - Petition of Vacation to vacate U. S. Government Patent Reservations generally located west of Hualapai Way, between Grand Teton Drive and Deer Springs Way, Ward 6 (Mack).

NON-PUBLIC HEARING ITEMS:

67. TMP-2202 - CENTENNIAL GATEWAY - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 2 LOT COMMERCIAL SUBDIVISION on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).
68. SDR-2227 - VISTA HOLDINGS, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF STATION CASINOS, INC. - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT ADDITION FOR THE WILDFIRE CASINO on 5.34 acres at 1999 North Rancho Drive (APN: 139-19-703-005, 008, 011 and 034), C-2 (General Commercial) Zone, Ward 5 (Weekly).
69. SDR-2177 - GLISS-FOOTE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 3,675 SQUARE FOOT RETAIL BUILDING AND FOR A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW NO LANDSCAPING BETWEEN THE BUILDING AND THE PARKING AREA AND TO ALLOW A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER LANDSCAPING adjacent to the northeast corner of Cheyenne Avenue and Fort Apache Road (APN: 138-08-401-030), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

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DIRECTOR'S BUSINESS ITEMS:

70. ABEYANCE - TXT-2088 - CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards to permit Hotels, Motels, Inns, and Resorts in SC-TC (Service Commercial-Town Center) districts; permit Medical and Scientific Research Labs in GC-TC (General Commercial-Town Center) districts; and amend specific landscaping and parking lot standards in Town Center Ward 6(Mack).
71. TXT-2299 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.08.040 (C), Table 2 "Residential District Development Standards, Other Than Single-Family;" Title 19.10.010 (F), Table 1 "Parking Requirements;" and Title 19.20.020, "Words and Terms Defined."

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.